



*Town of Walpole*

*Commonwealth of Massachusetts*

**Town Engineer**

**Carl J. Balduf, P.E., P.L.S.**

**Town Hall  
135 School St.  
Walpole, Ma. 02081  
Phone (508) 660-7213  
Fax (508) 668-1594  
Email:cbalduf@walpole-ma.gov**

TO: James Johnson, Town Administrator &  
Ashley Clark, Community Planning Director

FROM: Carl Balduf,  
Town Engineer

RE Proposed 40B – The Residences at Pinnacle Point (Pinnacle Drive) Walpole, Ma

DATE: July 16, 2020

We have received the following:

- An email request for comments from the Town Administrator dated July 7, 2020.
- Two 24”X36” plans titled “The Residences at Pinnacle Point Sketch Plan in Walpole, Ma” Scale 1” = 40’ dated April 30, 2020 prepared by Glossa Engineering Inc.
- A two page letter from Michael Busby, Relationship Manager, Mass Housing to James O’Neil, Chairman Board of Selectmen Town of Walpole dated May 28, 2020 regarding MH ID No. 1084.

I offer the following comments:

1. Mr. Busby’s letter references the development being on Pinnacle Road. The proposed development is on Pinnacle Drive.
2. The submitted plan titles are identical, however, the plan with a revision block in the lower left corner dated 2-2-20 appears to be an existing conditions plan. The other plan appears to be a layout plan showing proposed buildings, driveways and parking. Neither plan is stamped by a Massachusetts Registered Professional Land Surveyor or Engineer. Furthermore, even when printed at scale, the quality of the pdf is not sufficient to make all items legible. This makes review difficult.
3. The proposed development appears to be 39 units, not 40. Unit 18 appears to have been skipped.
4. Without grading, drainage, utilities and detail on the proposed layout plan there are not may specific items we can comment on, however, the following general items should be considered;
  - a. The site design for units 1-17 & 19-40 will be governed by the elevation of the proposed driveway on Pinnacle Drive. We will require a design which follows subdivision requirements for level landing and aisle slopes from Pinnacle Drive into the site. Given

these parameters I suspect most of the perimeter of the proposed development will require walls. The walls need to be designed by professionals, constructed under construction control, and completed well in advance of units being occupied. Placing stones randomly against a slope by a site contractor is not a suitable substitute.

- b. The current plans show no stormwater management. The design will need to comply with Mass DEP Stormwater Management Regulations.
  - c. We will require the aisle entrance for units 1-7 & 19-40 to have compliant curb cuts. This may also apply to the drive to units 37&38. Further. We will also want compliance improvements to the pedestrian curb cuts at Pinnacle and East.
  - d. Existing Access & Utility Easements which likely benefit the Town cross partially over/through Lot 24A (units 37-40) and Lot 25C (units 1-17 & 19-40). The design must accommodate the existing use and access for these easements. Any changes to such must be approved through the BOS through the DPW. Alternate access easements benefitting the Town through the site aisle may be an option if the site design interrupts access along the current easement route.
5. The current site design, if approved and constructed, adds the potential for an uptick in pedestrian traffic. The DPW recommends that the development be required to;
- a. Design and construct sidewalk along East St. to connect to the existing sidewalk at or near #4 East St.
  - b. If item #5a is found to be undesirable during the approval process then the value of the sidewalk extension should be contributed for sidewalk maintenance/upgrade in the East Walpole locale.

In this review I acknowledge that issues certainly exist with other Town jurisdictions, however, I leave it to these entities to comment to the Board on their own. I remain available at 508-660-7211 should there be any questions.

Cc;  
Richard Mattson, Director of Public Works  
John Lee, Chair Board of Appeals  
Files

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